

## **PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Municipal Planning Commission  
Development Authority  
**DIVISION:** 4

**DATE:** June 9, 2021  
**APPLICATION:** PRDP20211313

**FILE:** 03321014

**SUBJECT:** Single-Lot Regrading / Discretionary use, with no Variances

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**APPLICATION:** Single-lot regrading and placement of clean fill, to prepare the site for future development.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Hwy 560 and 0.81 km (1/2 mile) west of Rge. Rd. 283.

**LAND USE DESIGNATION:** Direct Control District 146 (DC-146), under Land Use Bylaw C-4841-97

**EXECUTIVE SUMMARY:** The intent of the application is to rough grade the property to prepare the site for future development. The majority of the site is to be stripped and regraded, approximately 69,475.00 sq. m (747,822.68 sq. ft.) in area. Details of the proposal are as follows:

- There is a decommissioned wellsite at the southwest corner of the property that will remain at existing grade, and the existing berm and fence will be removed.
- Topsoil will be stripped from the majority of the site.
- The stripped topsoil will be exported from the site, approximately 89,800 cubic metres, in order to support future industrial uses. Any remaining topsoil will be used for landscaping when the site is developed.
- Excess fill from the development to the north will be used for site works.
- All regraded areas will be finished with gravel.
- Stormwater management will be confirmed as part of the prior to release conditions; however, the tentative proposal includes a swale along the east property boundary to direct drainage towards a storm pond proposed at the southeast corner of the site.
- The site will be accessed by a new paved approach from Norman Place.

Administration has reviewed the proposal in accordance with the County Servicing Standards and technical considerations have been addressed in the proposed condition set.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### **OPTIONS:**

- Option #1: THAT Development Permit Application PRDP20211313 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20211313 be refused.

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### **Administration Resources**

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• City of Calgary Intermunicipal Development Plan;</li> <li>• Land Use Bylaw C-4841-97;</li> <li>• DC-146; and</li> <li>• County Servicing Standards.</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>PERMITTED USE:</b> Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> Municipal Planning Commission

Additional Review Considerations

All technical considerations have been addressed in the proposed condition set.



ROCKY VIEW COUNTY

**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps and Other Information

**ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS****Description**

1. That single-lot regrading and the placement of clean fill shall be permitted, in accordance with the approved drawings submitted with the application (as prepared by Kellam Berg Engineering and Surveys, dated March 2021, Project No. 3746) as amended, and includes:
  - a. Regrading the lot, approximately 69,475.00 sq. m (747,822.68 sq. ft.) in area;
  - b. Stripping and export of approximately 89,800 cubic metres (957,988.03 cubic feet) of topsoil; and
  - c. Placement of gravel.

**Prior to Release**

2. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with County Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the development area.
3. That prior to release of this permit, the Applicant/Owner shall submit payment of cost recovery to others for the improvements to Range Road 283. As per the current agreement, the total amount owed is \$3,571.38 (19.47 acres x \$183.43/acre); however, the final amount may differ based on the actual costs of the improvements (current value is based on an estimate).
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system, and to confirm the presence of County road ban restrictions.
  - a. The Applicant/Owner shall also complete the requirements for the proposed road approach off Norman Place.
  - b. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
2. That prior to release of this permit, the Applicant/Owner shall submit a security to secure the construction of the proposed approach from Norman Place, totaling \$10,000.
  - a. The security shall be returned to the Applicant/Owner upon final signoff and approval from County Road Operations, confirming the approach has been constructed in accordance with County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall submit a Deep Fills Report, in accordance with County Servicing Standards and prepared by a professional engineer that provides recommendations on the placement of fill for areas where fill is greater than 1.20 m (3.93 ft.) in depth.
4. That prior to issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Plan (SSIP), which is in accordance with the Shepard Regional Drainage Plan and County Servicing Standards.

**Permanent**

5. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.



## ROCKY VIEW COUNTY

6. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security once registered with the County, without recourse to the Applicant/Owner, to cover the costs in surface reclamation of any or all of the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
7. That the Applicant/Owner shall submit compaction-testing results verifying that the fill is placed in accordance with the Deep Fills Report.
8. That if the exported topsoil material is being placed on a location within the County, the Applicant/Owner shall advise any parties receiving the material that a development permit shall be required from the County, prior to placement on the receiving property(ies).
9. That it shall be the responsibility of the Applicant/Owner to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
10. That the Applicant/Owners shall ensure no organic material is buried or capped in a manner that will cause methane gas related issues.
11. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
12. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
  - a. That no potable water shall be used for grading and/or construction purposes.
  - b. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
  - c. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
13. That any materials entering to or leaving the site shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
  - a. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.
14. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
15. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
16. That if the development authorized by this Development Permit is not commenced with reasonable diligence within six (6) months from the date of issue, and completed within twelve (12) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
17. That if this Development Permit is not issued by **January 31, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

**Advisory**

18. That the Applicant/Owner shall adhere to any regulations of any registered Utility Right-of-Way on title. Prior to any work commencing, the Applicant/Owner shall contact the appropriate Utility Company and obtain approval, as required.
19. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act* [*Statutes of Alberta, 2008 Chapter W-5.1, December 2017*].
20. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

***Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the placement of the fill, prior to commencement.***



ROCKY VIEW COUNTY

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION

<b>APPLICANT:</b> Terence Santiano (Kellam Berg Engineering and Surveys)	<b>OWNER:</b> 1724732 Alberta Ltd
<b>DATE APPLICATION RECEIVED:</b> March 30, 2021	<b>DATE DEEMED COMPLETE:</b> April 13, 2021
<b>GROSS AREA:</b> ± 7.88 hectares (± 19.47 acres)	<b>LEGAL DESCRIPTION:</b> Lot 3, Block 2, Plan 1511781; NE-21-23-28-W04M
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board (SDAB)	
<b>HISTORY:</b> <i>n/a</i>	
<b>AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



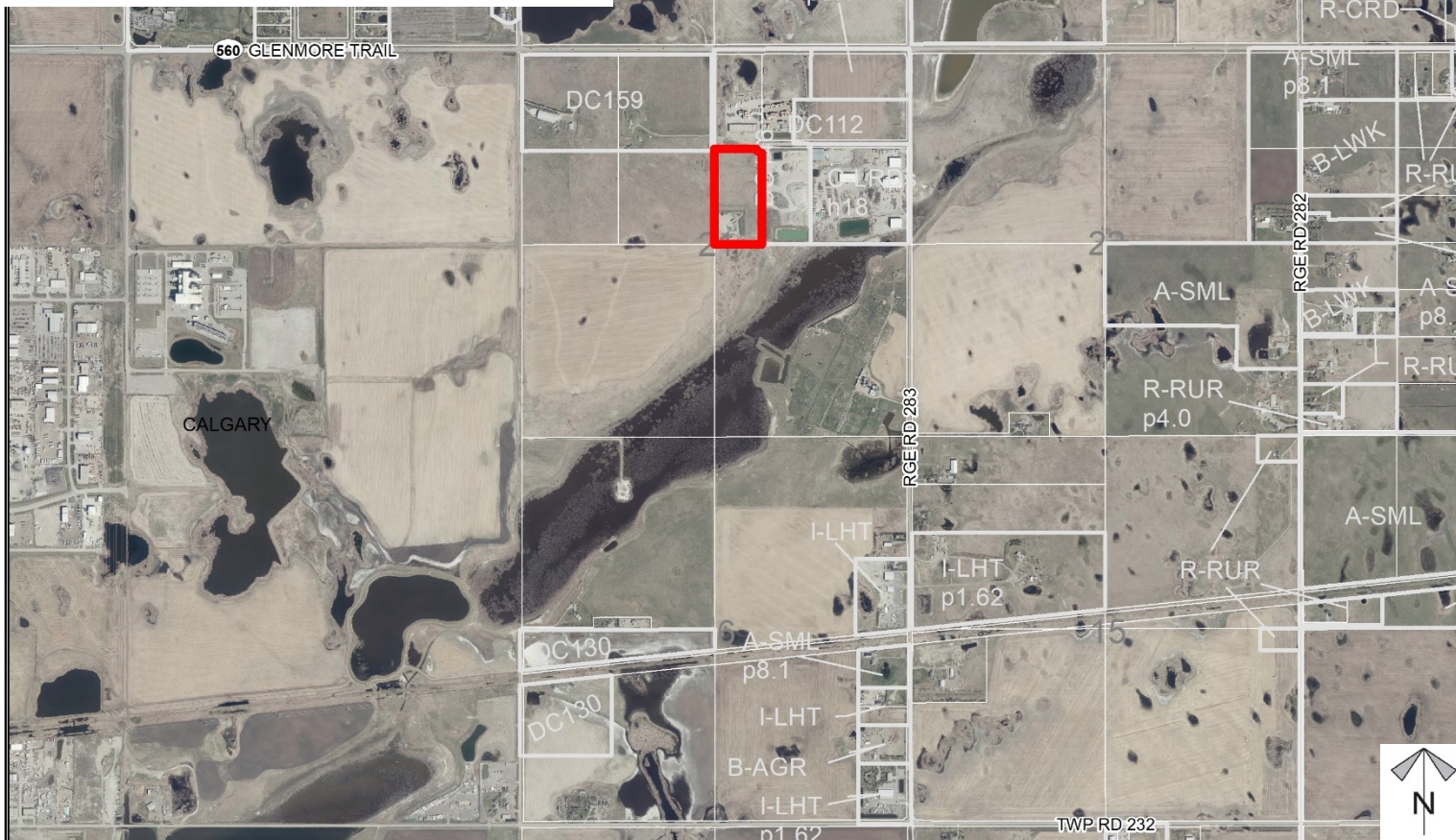
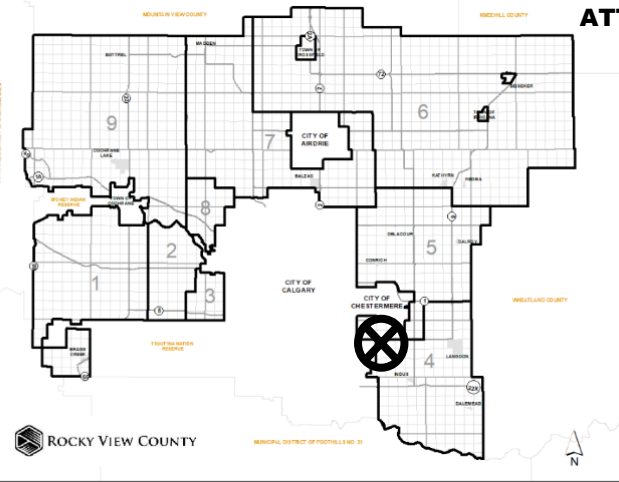


## Location & Context

### Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development

## ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Division: 04  
Roll: 03321014  
File: PRDP20211313  
Printed: April 22, 2021  
Legal: Lot:3 Block:2  
Plan:1511781 within NE-21-23-28-W04M

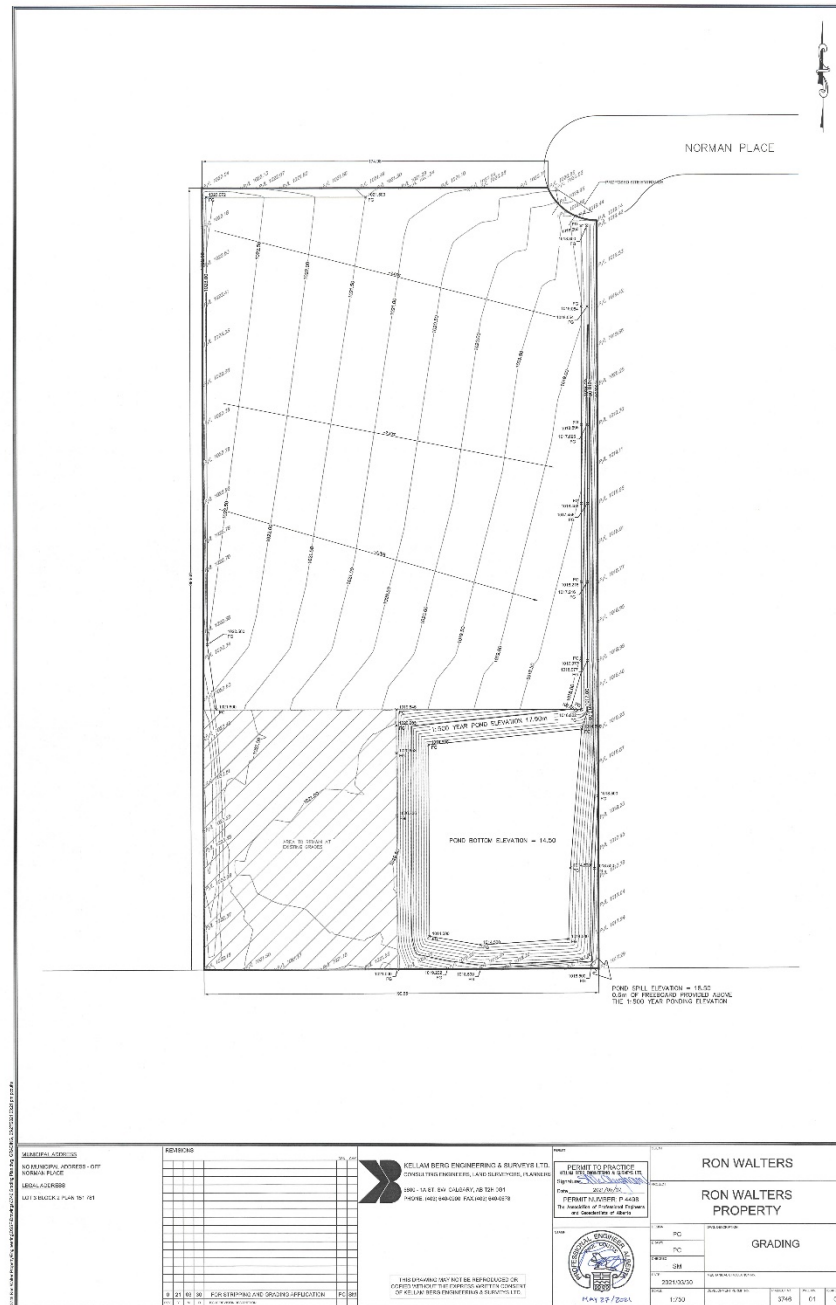




## Site Plan

Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development



## Site Photos

### Development Proposal

Single-lot regrading and placement of clean fill, to prepare the site for future development



PHOTO 1 – TAKEN NEAR THE ENTRANCE OIL/GAS FACILITY (ORPHANED AND NOW REMOVED), ON THE WEST SIDE OF THE SUBJECT SITE LOOKING NORTH TOWARD GLENMORE TRAIL



PHOTO 2 – TAKEN FROM THE CENTRE OF THE NORMAN PLACE CUL-DE-SAC LOOKING WEST. THE SUBJECT SITE IS TO THE LEFT (UNDER THE SETTING SUN)



PHOTO 4 – TAKEN FROM THE SOUTHWEST CORNER OF THE SUBJECT SITE WITHIN THE FENCED AREA CONTAINING THREE WELLSITES. PLEASE NOTE THAT ALL THREE WELLS HAVE BEEN DECOMMISSIONED, CAPED AND CEMENTED BY THE ORPHANED WELLS ASSOCIATION.



PHOTO 3 – TAKEN NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE LOOKING NORTH.

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